

2011-010617

Klamath County, Oregon

After recording return to:  
**Bristol Industries, LLC**  
**2550 E Desert Inn Rd #488**  
**Las Vegas, NV 89121**

Until a change is requested, tax statements  
shall be sent to the following address:  
**Bristol Industries, LLC**  
**2550 E Desert Inn Rd #488**  
**Las Vegas, NV 89121**

Tl



00107629201100106170020027

09/22/2011 09:52:59 AM

Fee: \$42.00

## WARRANTY DEED

Roy A. Wagner, a married man, Grantor, conveys and warrants to Bristol Industries, LLC, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

See Attached Exhibit 'A' Made A Part Hereof By Reference.

This property is free from encumbrances, except: None.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

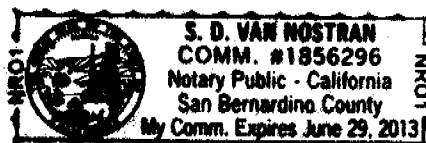
Dated this 12 day of September, 2010.

Roy A. Wagner  
Roy A. Wagner

State of California, County of San Bernardino

This instrument was acknowledged before me on September 12, 2011 by  
Roy A. Wagner

S. D. Van Nostran  
My commission expires: June 29, 2013  
Notary Public for the State of California



## **EXHIBIT 'A'**

**Lot 49, Block 5 of Oregon Pines, as same shown on plat filed June 30, 1969  
duly recorded in the office of the County Recorder of said County.**

**SUBJECT TO: Covenants, conditions, reservations, easements, restrictions,  
rights, rights of way, and all matters appearing of record.**

**Also Known As: Map-Tax Lot Number: 3511-015D0-02000**